034.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	456,600 / 456,600
					USE VALUE:	456,600 / 456,600
					ASSESSED:	456,600 / 456,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASFORIS LUCY C
Owner 2:	
Owner 3:	
Street 1:	87 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2,947 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Wood Shingle Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2947.000	131,200		325,400	456,600
Total Card	0.068	131,200		325,400	456,600
Total Parcel	0.068	131,200		325,400	456,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.66 | /Parcel: 500.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 23487

GIS Ref

GIS Ref

Insp Date 12/07/18

!2787!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	131,400	0	2,947.	325,400	456,800	456,800	Year End Roll	12/18/2019
2019	101	FV	105,800	0	2,947.	294,900	400,700	400,700	Year End Roll	1/3/2019
2018	101	FV	105,800	0	2,947.	279,600	385,400	385,400	Year End Roll	12/20/2017
2017	101	FV	105,800	0	2,947.	244,000	349,800	349,800	Year End Roll	1/3/2017
2016	101	FV	105,800	0	2,947.	208,400	314,200	314,200	Year End	1/4/2016
2015	101	FV	84,100	0	2,947.	193,200	277,300	277,300	Year End Roll	12/11/2014
2014	101	FV	84,100	0	2,947.	160,100	244,200	244,200	Year End Roll	12/16/2013
2013	101	FV	84,100	0	2,947.	152,500	236,600	236,600		12/13/2012

PRINT

Date	Time
12/10/20	18:08:27

LAST REV

Date	Time
05/14/19	14:11:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2787

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOENIG GAIL A	26833-196		11/18/1996		132,000	No	No		Y

USER DEFINED

Prior Id # 1:	23487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/31/2009	Meas/Inspect	345	PATRIOT
4/21/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
8/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2947		Sq. Ft.	Site		0	64.	1.73	3									325,383						325,400	

Total AC/HA: 0.06765 | Total SF/SM: 2947 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 325,383 | Spl Credit | Total: 325,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92481506
Adj $ / SQ:	124.850
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	190210
Depreciation:	58965
Depreciated Total:	131245

COMMENTS

COMMON WALL SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

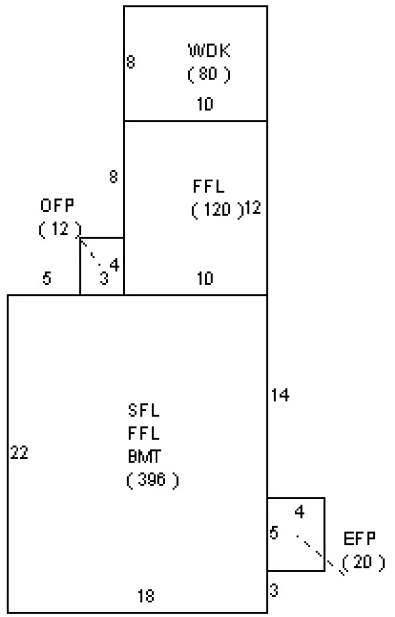
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	124.85
Special Features:	0	Val/Su Net:	92.39
Final Total:	131200	Val/Su SzAd	143.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	516	124.850	64,423
BMT	Basement	396	37.460	14,832
SFL	Second Floor	396	124.850	49,441
WDK	Deck	80	14.800	1,184
EFP	Enclos Porch	20	67.140	1,343
OFP	Open Porch	12	40.690	488

Net Sketched Area:	1,420			Total:	131,711
Size Ad	912	Gross Are	1420	FinArea	912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: